



The Orchard

Warnes Lane, Burley, Ringwood, BH24 4EQ

SPENCERS
NEW FOREST





THE ORCHARD

WARNES LANE • BURLEY • NEW FOREST

Available to the market with No Forward Chain - Situated within the sought-after village of Burley, lies this charming five-bedroom property which is ideally set within approximately 2.7 acres of garden and paddock land. Further benefits include stabling, a manage, double garaging, a swimming pool and the village amenities within a few minutes' walk.

£1,850,000







The Property

The property is accessed via an enclosed entrance porch with a large wooden front door, leading into the entrance hall which features oak floorboards, ample storage cupboards and a staircase leading to the first floor.

The spacious kitchen/dining room benefits from triple aspect views over the grounds, providing an abundance of natural light. The kitchen is fitted with base and drawer units with granite work surfaces over and space for appliances.

The L-shaped sitting room is a generous living space which comprises an attractive brick-built fireplace with an oak mantel over, triple aspect views and French doors leading to the front terrace.

Further to this level there is a useful utility area offering an additional door leading to the rear of the property, an additional sink unit, space and plumbing for a washing machine and tumble dryer as well as a downstairs WC. Leading on from this space, there is a large study which also benefits from double aspect views.

The staircase rises to the first floor, which offers five ample sized bedrooms. The principal bedroom is situated at one end of the property, benefiting from beautiful double aspect views over the grounds, an ensuite bathroom comprising a three-piece suite and a useful walk-in wardrobe.

Bedrooms two and three are serviced by an impressive dressing area which gives access to both rooms. Both bedrooms benefit from built-in wardrobe space, with bedroom two also has the added benefit of an ensuite bathroom which comprises a three-piece suite.

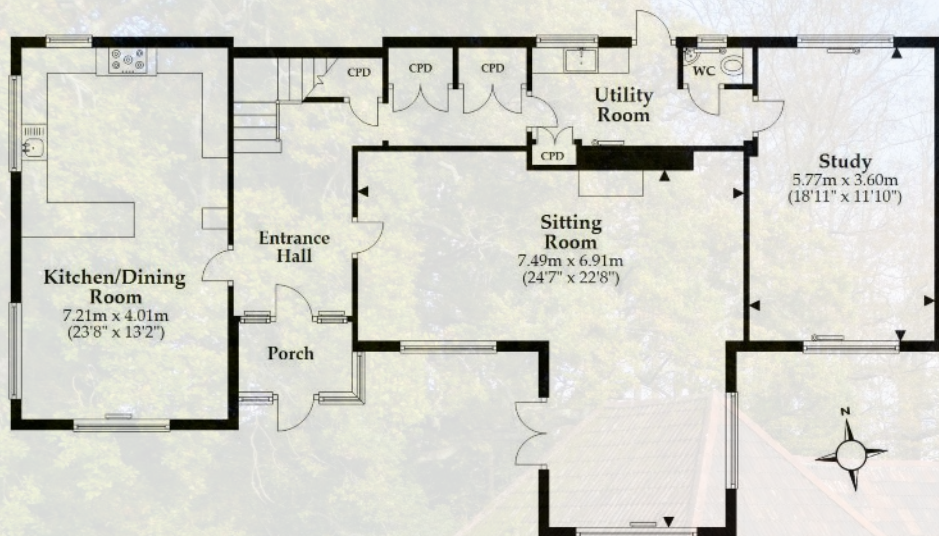
Additionally, there are two further bedrooms which benefit from built-in wardrobe space and are serviced by the family show room.





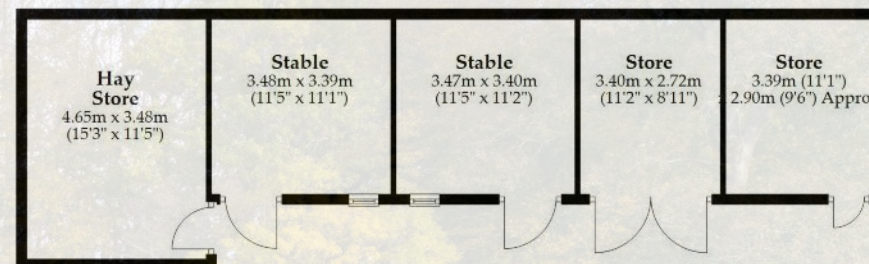
Ground Floor

Approx. 120.5 sq. metres (1297.0 sq. feet)



Outbuilding

Approx. 60.2 sq. metres (648.1 sq. feet)



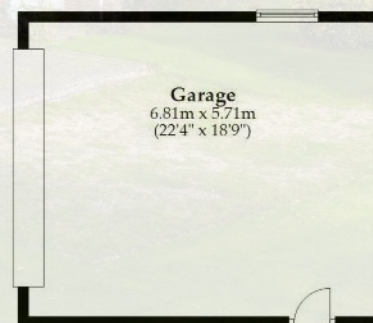
First Floor

Approx. 110.5 sq. metres (1188.9 sq. feet)



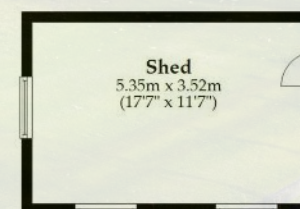
Garage

Approx. 38.9 sq. metres (418.6 sq. feet)



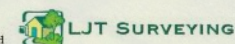
Outbuilding

Approx. 18.8 sq. metres (202.7 sq. feet)



Total area: approx. 348.9 sq. metres (3755.3 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood



Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



Grounds & Gardens

The Orchard is approached via a long sweeping drive which has a paddock to one side and the manage, swimming pool and gardens to the other. Situated to the front of the property, there is ample off-road parking as well as a brick built detached garage. Abutting the front of the property is terraced area, which is southerly facing, creating the perfect area for alfresco dining and entertaining.

The grounds and gardens amount to approximately 2.7 acres, the garden is mainly laid to lawn with attractive shrub beds, mature hedging and six mature apple trees and the added benefit of an outdoor swimming pool.

The property is ideally suited as an equestrian facility, with four paddocks split with post and rail fencing, an enclosed stable yard which comprises three loose boxes, a tack room, hay store and hard standing to the front. Additionally, there is a 20x40 rubber/silica sand menage which drains well and is fully fenced, built by the renowned Charles Britton Equestrian Construction.

Services

Energy Performance Rating: C
Council Tax Band: G
Tenure: Freehold

All mains services connected

Directions

From our office in the village proceed into Pound Lane by the War Memorial. Continue along for 0.5 miles and the property can be found on your right-hand side, just before the bend.





Tucked away in the lee of wooded slopes Burley has a perpetual feeling of having escaped and that you are away from it all

The Local Area

The first Spencers New Forest office was established here in Burley, a honeypot village that feels untouched by time with its traditional cafes, cider farm, gift shops and tales of old smuggling routes, witches and dragons. This is the New Forest on holiday as imagined by visitors: quaint and old-fashioned with ponies wandering down the high street.

In Burley there's a perpetual feeling of having escaped, that you are away from it all, especially as it is tucked in the lee of wooded slopes. There's a lovely sense of community and a range of activities to enjoy locally including cycling, horse riding, coarse fishing and the Burley Golf Club with a nine-hole heathland course.

Points Of Interest

Burley Primary School	0.6 miles
Burley Manor Hotel	0.7 miles
Burley Golf Club	0.8 miles
The White Buck	1.5 miles
Ballard Private School	6.7 Miles
Brockenhurst Mainline Railway Station	7.8 miles
Brockenhurst Tertiary College	8.2 miles
The Pig Restaurant	8.8 miles
Lime Wood House Hotel	9.3 miles

Viewing

By prior appointment only with the vendors agents Spencers of the New Forest.



For more information or to arrange a viewing please contact us:

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